

# *Wayne County Nebraska Historic Buildings Survey*

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*Prepared for:*

*Nebraska State Historical Society  
State Historic Preservation Office*

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*Top - Graded school, Winside, c. 1907, NSHS*

*Bottom, left - Chicago, St. Paul, Minnesota & Omaha Railroad Depot, Wayne, c. 1907, NSHS*

*Bottom, middle - Wayne County Courthouse, Wayne, c. 1908, NSHS*

*Bottom, right - Carnegie Library, Wayne, c. 1910, NSHS*

*Back cover photograph:*

*Carroll Stock Pavilion, Carroll, c. 1905, WHS*



# Table of Contents

# Page

Chapter 1	
Introduction .....	1-1
Nebraska Historic Buildings Survey .....	1-1
National Register of Historic Places .....	1-2
Certified Local Governments .....	1-2
Preservation Tax Incentives .....	1-3
Federal Project Review .....	1-4
Public Outreach and Education .....	1-5
Organization .....	1-5
Chapter 2	
Historic Overview of Wayne County .....	2-1
Introduction .....	2-1
The Landscape and Environment .....	2-1
Northeastern Nebraska .....	2-1
Native Americans .....	2-1
Settlement Patterns .....	2-1
Community Development in Wayne County .....	2-2
Altona .....	2-3
Carroll .....	2-3
Hoskins .....	2-4
Sholes .....	2-4
Wayne .....	2-4
Winside .....	2-6
Chapter 3	
Survey of Wayne County .....	3-1
Research Design .....	3-1
Objectives .....	3-1
Methodology .....	3-1
Limitations and Biases of the Survey .....	3-3
Survey Results .....	3-3
Illustrated Discussion of Significant Historic Contexts .....	3-3
Agriculture .....	3-3
Commerce .....	3-4
Diversion .....	3-4
Education .....	3-4
Government .....	3-4
Religion .....	3-4
Services .....	3-5
Settlement .....	3-5
Transportation .....	3-6
Numerical Summary of Survey Results .....	3-7

Chapter 4	
Recommendations .....	4-1
Future Survey and Research Needs .....	4-1
Proactive Role of Preservation in Wayne County .....	4-1
Intensive Survey of Residential Areas in Wayne .....	4-1
Intensive Survey of Auditoriums in Nebraska .....	4-1
National Register of Historic Places Listing Priorities .....	4-1
Agriculture .....	4-2
Commerce .....	4-4
Diversion .....	4-4
Education .....	4-5
Government .....	4-5
Religion .....	4-6
Services .....	4-6
Settlement/Architecture .....	4-6
Transportation .....	4-9

# Appendices

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## Appendix

- 1 Notes
- 2 Bibliography
- 3 Glossary of Architectural Terms



# **Chapter 1**

## **Introduction**

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# Chapter 1

## Introduction

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Throughout most of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in their local communities. Since the passage of the National Historic Preservation Act of 1966, however, the Governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the 1966 act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- ▶ Conducting and maintaining a statewide historic building survey.
- ▶ Administering the National Register of Historic Places (NRHP) program.
- ▶ Assisting local governments in the development of local historic preservation programs and certification of qualifying governments.
- ▶ Administering a federal tax incentives program for the preservation of historic buildings.
- ▶ Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- ▶ Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert, and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

### **Nebraska Historic Buildings Survey**

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes over 70,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors never enter private property without permission. In addition to this fieldwork, surveyors research the history of the area in order to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed "first look" at historic properties. Additionally, as the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals who value their community's history.

For more information, please call the Public Programs Program Associate or the NeHBS Coordinator.

### National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing on the NRHP. The NRHP is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the NRHP includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect an historically significant pattern, event, person, architectural style, or archeological site. NRHP properties may be significant at the local, state, or national levels.

Properties need not be as "historic" as Mt. Vernon or architecturally spectacular as the Nebraska State Capitol to be listed on the NRHP. Local properties that retain their physical integrity and convey local historic significance may also be listed.

It is important to note what listing a property on the NRHP means or, perhaps more importantly, what it does not mean. The NRHP does not:

- ▶ Restrict, in any way, a private property owner's ability to alter, manage, or dispose of a property.
- ▶ Require that properties be maintained, repaired, or restored.
- ▶ Invoke special zoning or local landmark designation.
- ▶ Allow the listing of individual private property over an owner's objection.
- ▶ Allow the listing of historic districts over a majority of property owners' objection.
- ▶ Require public access to private property.

Listing a property on the NRHP does:

- ▶ Provide prestigious recognition to significant properties.
- ▶ Encourage the preservation of historic properties.
- ▶ Provide information about historic properties for local and statewide planning purposes.
- ▶ Help promote community development, tourism, and economic development.
- ▶ Provide basic eligibility for financial incentives, when available.

For more information, please call the NRHP coordinator.

### Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. An important element of this goal is to help link

local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG, a local government must:

- ▶ Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- ▶ Promote preservation education and outreach.
- ▶ Conduct and maintain some level of historic building survey.
- ▶ Establish a mechanism to designate local landmarks.
- ▶ Create a preservation commission to oversee the preservation ordinance and the CLG program.

There are a number of advantages to achieving CLG status:

- ▶ A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- ▶ Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed on the NRHP.
- ▶ CLGs have an additional tool when considering planning, zoning, and land-use issues through their landmarking and survey programs.
- ▶ CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- ▶ CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.

- ▶ Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in and understanding of a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring their CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

For more information, please call the CLG coordinator.

### Preservation Tax Incentives

Since 1976, the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed on the NRHP, or as buildings that contribute to the significance of an NRHP or locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore

historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- ▶ The reinvestment of millions of dollars for the preservation of historic buildings.
- ▶ The establishment of thousands of low and moderate income housing units and upper-end units.
- ▶ The adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- ▶ Helping to broaden the tax base.
- ▶ Giving real estate developers and city planners a tool to consider projects in older, historic neighborhoods.
- ▶ Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property on the NRHP) and certification of the historic rehabilitation are made by both the NeSHPO and the National Park Service. We strongly urge contacting the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office before initiating any activity for a project that anticipates the use of preservation tax incentives.

For more information, please call the Review and Preservation Services Program Associate.

### **Federal Project Review**

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize or mitigate adverse effects their

projects may have on historic properties; and afford the Federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO to identify historic properties in the project area; assess the effects a project may have on historic properties located in the project area; and develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects the project may have on historic properties.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, they must contact the NeSHPO for assistance in determining whether any sites or structures listed on or eligible for listing on the NRHP are located in the project area. If properties that meet this criteria are found the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed on the NRHP, only eligible. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archeological site or historic barn.

It is important to note that public participation in this process is vital. The 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the NRHP, but often the most valuable information comes from comments provided

by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an often unsympathetic bureaucratic system.

For more information about Section 106 review, please call the NeSHPO.

### **Public Outreach and Education**

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

Our goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source, the National Historic Preservation Act, they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747.

Information is also available at the State

Historical Society web page at [www.nebraskahistory.org](http://www.nebraskahistory.org).

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## Chapter 2

# Historic Overview of Wayne County

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## Chapter 2

# Historic Overview of Wayne County

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### Introduction

This historic overview provides a context in which to consider the various types of resources that were researched and documented in this survey. When possible, information is presented about specific buildings in Wayne County. When a building is referred to that is included in the survey, it is followed by its Nebraska Historic Building Survey (NeHBS) site number. These site numbers begin with an abbreviation of the county (WY for Wayne) and a two-digit number referring to their location within the county. Each community has a number, for example "01" indicates Altona, and rural sites are numbered "00." The last three numbers refer to the specific building or structure (for example, WY01-001).

### The Landscape and Environment

Wayne County's landscape resulted from Ice-Age glacial action, which carved the gently rolling uplands between the Elkhorn Valley and Logan Creek. As the glaciers receded to the north, dark fertile soils productive for farming and grazing remained. A line of hills in the southwestern corner of the county divides the Elkhorn and Logan waterways that lace the countryside. The county's terrain gradually descends as one moves to the south and east following the valleys of the Logan, Deer, Plum, and Spring Creeks that flow south to the Elkhorn River.<sup>1</sup>

Pioneers moving east from Illinois settled the rolling landscape of northeastern Nebraska beginning in 1869. A proclamation by Governor Butler in 1870 established Wayne County, commemorating Revolutionary War hero General Anthony Wayne. Lawmakers approved the county's boundaries on March 4, 1871, comprising 14 townships that covered 450 square miles of land.<sup>2</sup>

### Northeastern Nebraska

#### Native Americans

Northeastern Nebraska has been home to successive Native American tribes since before European contact. Beginning in the late seventeenth and early eighteenth centuries, the Poncas, Otos, Missourias, Iowas, and most prominently, the Omahas, occupied the eastern portion of Nebraska.

The Missouri River provided an easy transportation route for the fur trade in the nineteenth century. By 1812 Fort Lisa, built by the Missouri Fur Company, stood near Council Bluff and served as the entry point for transportation on the Platte and Elkhorn Rivers. Traders settled along the waterways as the fur trade moved farther west. As conflicts increased between settlers and Native Americans, the first of many Indian land cessions began. In 1854, the Omaha ceded much of northeastern Nebraska, including present day Wayne County. Later the government established the Winnebago (1865) and Omaha (1882) Reservations east of Wayne County.<sup>3</sup>

#### Settlement Patterns

Settlement of the Great Plains initially occurred along the Missouri, Platte, and Elkhorn River Valleys where food, water, and transportation could readily be found. By the latter half of the nineteenth century, westward-bound pioneers settled the prairies of northeastern Nebraska.

Following the end of the Civil War, settlers arrived from the east, often securing farm land for \$1.25 an acre under the Homestead Act of 1862. Recent Civil War veterans also claimed land under government bounty issued to veterans and the widows of veterans.<sup>4</sup> European immigrants also settled in Nebraska during the nineteenth century, fleeing poor

## Historic Overview of Wayne County

economic conditions and population pressures in their homelands. Ethnic Germans, Swedes, Danes, and Welsh settled in Wayne County.<sup>5</sup> By far Nebraska's largest immigrant population, Germans settled in heavy concentrations in northeastern Nebraska. In 1869, the southwestern highlands of Wayne County attracted immigrants from the Donop and Lippe Regions of Germany.<sup>6</sup> The Swedish Cemetery (WY00-059) north of Hoskins testifies to the presence of Scandinavians, while the Welsh established a community west of Carroll.

Wayne County's population numbered 800 only a decade after its formation, due in part to abundant supplies of water and the newly built railroad corridors. Starting in 1864, the federal government issued grants to stimulate railroad development in the West. Taking advantage of governmental assistance, the Union Pacific and the Burlington & Missouri Railroad companies acquired the odd sections on either side of the railway corridors for 10 miles in both directions. As large land owners, railroad companies exerted considerable control over the settlement patterns and town development in northeastern Nebraska. As the Chicago, St. Paul, Minneapolis, and Omaha Railroad extended from Sioux City to Norfolk, the company placed stops every 8 miles to replenish the engine's steam.<sup>7</sup> Initially, the stops served as water stops and places for the rail crews to live while maintaining the railway. Railroads later platted many stops as town sites.

Interest in Wayne County continued in 1867 with Willard Graves, a wealthy resident of Illinois. During a trip through Northeastern Nebraska, Graves traveled to Logan Creek, and after seeing the landscape, purchased 40,000 acres along Logan Creek. By underwriting the costs of transportation and

settlement, Graves directed groups of settlers to Coon Creek in 1869. The settlers developed a community shortly afterward, and Taffe and LaPorte emerged as Wayne County's first communities. Limited building materials resulted in modest homes. Settlers often built sod dugouts into the sides of hills. Hillside barns and granaries built in similar fashion added to early farmsteads.<sup>8</sup> Later these sod dwellings were generally abandoned for log and timber frame buildings.

By the early 1880s, homesteaders had claimed 30 farms, while nonresident land speculators held more than one-half of the county land. Other large land holders

included the Burlington & Missouri Railroad Company, which controlled 23,000 acres. Under the Morrill Act, the federal government provided the state of Nebraska with 90,000 acres for schools to instruct in agricultural and mechanical sciences. The state placed over 2,000 acres of Agricultural College lands in Wayne County.<sup>9</sup>



*Trinity Evangelical Lutheran Schoolhouse (WY00-160)*

### **Community Development in Wayne County**

The early settlement of Taffe served as Wayne County's first seat of government and post office in 1870. Named in honor of John Taffe who served in the first territorial legislature, Taffe's population peaked in 1872 at 25. The following year the county seat moved to nearby LaPorte, leading to the abandonment of Taffe.<sup>10</sup> Just north of Coon Creek, LaPorte listed 300 residents, a two-story brick courthouse, general store,

blacksmith shops, and a post office in 1875.<sup>11</sup> In 1881, the Chicago, St. Paul, Minneapolis, and Omaha Railroad bypassed LaPorte by 6 miles to the north, signaling its decline and the beginning of

the community of Wayne. Access to the railroad prompted LaPorte residents to move to nearby Wayne, and by 1882 the county seat followed the 6-mile migration to the west. Today, Wayne continues to serve as the county's seat of government and the county's largest city.

As Wayne County entered the new century, a handful of towns disappeared from the countryside, and today little more than their memory survives. Gradually, services moved to other communities or suffered by the lack of a railway connection. Taffe, LaPorte, Weber, Melvin, and Northside provided important service to Wayne County before disappearing from the landscape.

### Altona

Named after a village in the Holstein province of Germany, the crossroads community of Altona began as a rest area for travelers

between Wisner and Wayne.<sup>12</sup> Built in 1898, the general store (WY01-001) is one of Altona's earliest buildings.

Local residents constructed a post office, blacksmith shop, and a handful of homes near the general store; and in 1900 surveyors platted Altona. After the turn-of-the-



Historic photo of Carnegie Library, Wayne (WY05-128) [Courtesy of NSHS]

century, the Bell Telephone Company extended a line north from Wisner, connecting the tiny town to the outside world. The community grew to include the Farmers State Bank of Altona, a town hall, an implement dealer, and two garages. By 1920 development slowed, leading businesses and residents to move away from the community. The post office closed in 1935, and today only the abandoned general store and nearby residences (WY01-002) remain. To the east of Altona's crossroads stands the Trinity Evangelical Lutheran Church, parsonage, and cemetery, established in 1911, with the 1931 schoolhouse to the south (WY00-160).<sup>13</sup>

### Carroll

Railroad surveyors laid out the small community of Carroll in October 1886, when the Northeast Nebraska Railroad Company constructed 21 miles of track northeast, connecting Wayne to Randolph. A railroad manager chose the site due to its proximity to Deer Creek and named the site after Charles Carroll, signer of the Declaration of Independence.<sup>14</sup> Construction of grain elevators, shipping yards, a blacksmith's shop, general store, and post office continued the community's development, leading to Carroll's peak. Between 1916 and 1920, Carroll had more than 30 businesses and a population more than 500.<sup>15</sup>



Altona General Store (WY01-001)

Carroll replaced its 1887 one-room schoolhouse in 1900 with a larger, two-story school. The community erected the present three-story brick school in 1914 (WY02-010).<sup>16</sup> Five churches once stood in Carroll. Today, the First Methodist Episcopal (WY02-007) and St. Paul's Lutheran (WY02-013) serve as examples of the town's historic church buildings. Three miles to the west of Carroll many Welsh immigrants settled in 1882, building a dispersed rural community and

## Historic Overview of Wayne County

establishing the present day Bethany Presbyterian Church (WY00-031) in 1917.<sup>17</sup>



*Bethany Presbyterian Church (WY00-031)*

### Hoskins

As many immigrants settled in southwestern

Wayne County, a small German settlement named Donop developed in 1869. In 1881, the railroad connected Norfolk and Wayne and the town of Donop was renamed Hoskins. The settlement incorporated as a village on February 7, 1899.<sup>18</sup> Between 1910 and 1920, Hoskins bustled with two banks; four churches, including the United Methodist Church built in 1883 (WY03-019); and scores of other businesses.<sup>19</sup>

### Sholes

At the request of area cattle farmers, the Chicago, St. Paul, Minneapolis, and Omaha Railroad extended its line northeast from Wayne, reaching the present day site of Sholes in 1886. Lyman Sholes, a railroad official, platted the town in 1902.<sup>20</sup> After building a loading area to ship the farmers' livestock, Sholes attracted several businesses, including a blacksmith shop, a general store, and a lumber yard.

Among Sholes' historic businesses, the Wayne County Bank (WY04-001, c. 1912) operated until 1923 and continues to occupy a prominent location on the corner of Main and Second Streets.



*Wayne County Bank, Sholes (WY04-001)*

In 1910, Sholes' population reached 100, and in 1913 incorporated into a village. Less than a decade later in 1922, the first of two fires destroyed the railroad depot and grain elevator. A second fire in 1948 destroyed the general store and school building. The community constructed a new two-room brick schoolhouse (WY004-003) in 1951. By the latter half of the century, the community suffered a decline in businesses and population. The railroad abandoned its line in 1953, and in 1965 the post office closed. Today, a handful of houses, a grain elevator, and abandoned commercial buildings remain.<sup>21</sup>

### Wayne

The Chicago, St. Paul, Minneapolis, and Omaha Railroad's extension west from Wakefield in 1881 helped settle the town of Wayne, first named

Brookdale by railroad officials.

Anticipating the arrival of the railroad, area residents purchased and platted the town site of Wayne in 1880.<sup>22</sup> By May of 1882 the town reported 33 structures, including four general stores, three banks, a hardware store, three churches, and many homes.<sup>23</sup> Residents moved the county seat to Wayne from LaPorte in March 1883, which further encouraged the growth of the community. By February 2, 1884, Wayne's development provided the 200 residents necessary to incorporate as a village. Wayne's first courthouse burned in 1884. In 1899, the present courthouse (WY05-001), constructed with pressed brick and red stone trim, opened.



*First National Bank Building, Wayne (WY05-135) [Courtesy of NSHS]*

## Historic Overview of Wayne County

Beginning in 1891, a Normal College was established to the north of Wayne, while Wayne County's agricultural economy spurred a modest service district. Several industries contributed to Wayne's economy during its early years. Located just south of Wayne near Logan Creek, Weber's grist mill operated from 1885 to 1925, providing flour for the residents of the area. The Sherbahn



Wayne Auditorium  
(WY05-056)

Brickyard operated nearby from 1891 to 1916.<sup>24</sup> West of Main Street, the Wayne Monument Works began in 1917 and employed skilled Scandinavian stone

cutters.<sup>25</sup> Several two-story brick commercial buildings, which developed on Main Street in the late 1800s and early 1900s, feature ornate brick work and decorative overhanging cornices, including the First National Bank Building at 202 North Main Street (WY05-135), and the Dr. W.C. Wightman Building (WY05-132) located on Main Street. In 1909, Wayne replaced its wood school buildings with the brick high school (WY05-017) at 412 Douglas Street at a cost of \$45,000.<sup>26</sup>



Wayne High School  
(WY05-017)

### Wayne State College

The beginnings of Wayne State College date to 1889 when Wayne County Superintendent H.E. Howard and Professor James Pile offered summer institute classes for teachers and other community members. Community interest led Wayne to purchase land and establish a normal college, and on September 3, 1891, Nebraska Normal College was incorporated. Initially, the school operated from a small wood frame building on Main Street. Later, the college built a dormitory and lecture hall on the campus grounds to the north of Wayne. In 1892, the new campus and buildings opened, and by 1897 more than 200 students had enrolled.

The college became Wayne State Normal College after 1909 when the State Board of Education purchased the college. An expansion of the campus during the 1910s replaced many original buildings. During this time, the Brandenburg Education building, 1914 (WY05-152), and the Humanities building, 1912 (WY05-153), were constructed. Another building phase commenced in the late twenties and early thirties, with the construction of the Hahn Administration building in 1926 (WY05-154), Neihardt Hall in 1927 (WY05-155), and Pile Hall in 1932 (WY05-149). Enrollment gradually increased to 900 in 1940 when the campus had ten major buildings. In 1963, the college was renamed from Nebraska State Teachers College to Wayne State College. Today, the college enrollment is about 4,000 students.

(James E. Brittain, *From Then to Now, A Story of Wayne* [Wayne, Nebr.: The Nebraska Democrat, 1931], Section V; Nyberg, 157-161; and Leila M. Maynard, *Wayne State College, 75 Years of Educational Excellence* [Wayne Nebr.: Wayne State College] 1985, 21-22, 28.)

## Historic Overview of Wayne County



*Dr. W.C. Wightman Building, Wayne (WY05-132)*

During the mid-1900s, several one-and-one-half-story commercial vernacular buildings were added to Wayne's Main Street, including the Wheaton Livestock building

(WY05-139) at 110 Main Street, and the former Wayne Review building, c. 1930, at 309 Main Street (WY05-142). The former A.T. Cavanaugh Insurance building at 115 Main Street (WY05-136), c. 1940, represents a later commercial building with brick diamond work decoration.<sup>27</sup> For entertainment, the Opera House (1890) graced the corner of Fifth and Main Streets until the Auditorium (WY05-056) was built and dedicated on January 17, 1936.<sup>28</sup> The population in 1889 registered 1,130 residents and continued to grow, reaching 2,719 in 1940 and 4,217 in 1960.<sup>29</sup> In 1990, the population of the city of Wayne stood at 5,142.

### Winside

In 1882, the Chicago, St. Paul, Minneapolis, and Omaha Railroad constructed a line to the south, connecting Wayne to Norfolk. After competing with the town of Northside, 3 miles to the southwest, the new town of Winside won the location of the railway's depot. The winning town captured the outcome in its name – Winside.<sup>30</sup> Northside residents moved their buildings to

the site of the new town, and Winside grew rapidly. By 1890 the population grew to 130 and included a brickyard, large mill, two grocery stores, and two banks.<sup>31</sup>

Businesses on Winside's Main Street include the Weible Building, c. 1890 (WY06-005),<sup>32</sup> and the Winside Electric Light

Plant, 1941 (WY06-009), on East Main Street.<sup>33</sup> In the midst of the Depression, the town built a concrete Auditorium (WY06-008) with funds from the Works Progress Administration in 1939. Later that year the Civilian



*Winside Auditorium (WY06-008)*

Conservation Corps placed a camp of 204 young men at Winside until 1941, enhancing the local economy during the depression years.<sup>34</sup>



*Weible Building (WY06-005)*

Historically, six churches served Winside, including the 1897 Theophilus Evangelical Church (WY06-002), moved from its original site east of town to its present site on Main Street in 1987. The modern St. Paul's Evangelical Lutheran Church (WY06-027) at 114 Miner Street was built to replace the original church building in 1957.<sup>35</sup>

**Chapter 3**  
**Survey of Wayne County**

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## Chapter 3

# Survey of Wayne County

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### Research Design

#### Objectives

The NSHS retained Mead & Hunt to identify and document the county's significant historic, architectural, and landscape resources. This 1999-2000 NeHBS builds upon the efforts of the previous survey of Wayne County. The earlier survey identified an extensive number of properties that were at least 50 years old. However, this survey did not apply NeSHPO survey methodology and the National Register of Historic Places (NRHP) criteria to distinguish which properties retained historic integrity and would contribute to the survey (see discussion of *Methodology* following). In this survey effort Mead & Hunt applied the NeSHPO survey methodology and NRHP criteria when conducting the field survey. We examined the integrity and significance of the property, evaluating resources for NRHP eligibility and their potential to contribute to a historic district.

#### Methodology

*Background Research* – Before beginning fieldwork, Mead & Hunt investigated published information about the history, culture, and settlement of Wayne County and its communities. We completed research at the following repositories:

- ▶ Nebraska State Historical Society Library
- ▶ University of Nebraska – Love Library and Archives
- ▶ Wayne County Historical Society
- ▶ Wayne Public Library

We also collected information on previously surveyed bridges, NRHP sites, and related historic contexts.

The NeSHPO staff and Mead & Hunt participated in a public meeting in Wayne County to provide local residents with information about the survey. We encouraged residents to share information on local history and about sites on private or otherwise inaccessible property. Mead & Hunt gained valuable information from local contacts.

*Field Survey* – During the field survey, Mead & Hunt drove known public roads and streets to identify properties with historic and architectural significance. Properties included in the survey met the evaluation considerations outlined in the *Nebraska Historic Buildings Survey (NeHBS) Manual* (July 9, 1997). Generally, the NeHBS uses the National Park Service guidelines, which state that a property must:

- ▶ Be at least 50 years old
- ▶ Be in its original location
- ▶ Retain its physical integrity

Following NeHBS guidelines, we included properties that fell a few years outside the 50-year mark if they were significant or unusual property types. For a property to retain integrity, its present appearance must closely resemble the original appearance. Common alterations to buildings include the replacement of original materials with modern ones (such as new windows or porches), the construction of additions, and the installation of modern siding materials. Properties that have undergone too many physical changes were excluded from the survey. Because urban residences are the most common resources within a building survey, we evaluated them using a stricter integrity standard.

Farmsteads and complexes of buildings were evaluated as a whole. If the primary building of a farmstead or complex did not retain integrity, we did not survey associated buildings – although we made exceptions when the outbuildings held significance collectively, even if the residence or main barn did not retain historic integrity. Abandoned properties were included in the survey if they appeared to date before the turn-of-the-century, were a rare property type, or exhibited regional construction materials, such as sod or stone.

We evaluated commercial buildings individually and as contributing components of a commercial historic district. In accordance with NeHBS guidelines, we acknowledged that the first-floor storefronts of commercial buildings have often been modernized. That change alone did not eliminate buildings from the survey. If a building retained historic wall surfaces, cornices, and second-level window openings, it was included in the survey.

Mead & Hunt personnel were careful to document properties according to the NeHBS manual, which requires preparing a field form and taking a minimum of two black-and-white photographs. During the evaluation, we related properties to historic contexts and property types developed by the NeSHPO and included in the NeHBS manual. We recorded all surveyed properties on U.S. Geological Survey (USGS), county, and city maps, as appropriate. Surveyed properties were evaluated for potential eligibility for the NRHP (see Chapter 4, *Recommendations*).

The NRHP is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the

local, state, or national level. To qualify as eligible for the NRHP, properties must be at least 50 years old and possess historic significance and integrity.

To be listed on the NRHP, a property's significance must be demonstrated by one or more of the following criteria established by the National Park Service:

- ▶ *Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.*
- ▶ *Criterion B – Association with the lives of persons significant in our past.*
- ▶ *Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*
- ▶ *Criterion D – Potential to provide important information about prehistory or history.*

Generally, cemeteries, birthplaces, grave sites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are considered ineligible for listing. However, they may qualify if they fall into one of the following categories:

- ▶ Religious properties deriving significance from architectural or artistic distinction or historical importance.
- ▶ Moved properties that are significant for architectural value.
- ▶ Birthplaces or grave sites if there is no other appropriate site directly associated with a significant person's public life.

- ▶ Cemeteries that derive primary significance from graves associated with persons of transcendent importance, from age, or distinctive design features.
- ▶ Reconstructed buildings when built in a suitable environment.
- ▶ Commemorative properties with significant design, age, tradition, or symbolic value.
- ▶ Properties less than 50 years old that are of exceptional importance.

Also important in the determination of eligibility of a property is integrity. Integrity is defined as the ability of a property to convey its significance. A property's integrity must be evident through historic qualities, including:

- location
- setting
- workmanship
- association
- design
- materials
- feeling

The seven elements of integrity are defined in Appendix 3, *Glossary of Architectural Terms*.

After completing fieldwork, Mead & Hunt compiled field data and historical information for input in the NeHBS database.

This report highlights the results of the survey, including recommendations for NRHP listing. Products submitted to the NeSHPO include the survey report, photograph contact sheets, negatives, color slides, maps, site plans, and research files.

### Limitations and Biases of the Survey

The boundaries of the survey of Wayne County excluded the city limits of Wakefield, which lies in both Wayne and Dixon Counties. For the purposes of

cataloging sites for the NeHBS, the NSHS has designated Wakefield to be surveyed and included as part of Dixon County.

Mead & Hunt limited the survey to the properties and historic resources identifiable from the public right-of-way. A number of properties were not visible because of their considerable setback. In other cases, properties were not able to be evaluated because they were obscured by significant foliage, including windbreaks.

### Survey Results

The NeHBS of Wayne County evaluated 400 properties, including two properties listed on the NRHP. In addition, we reevaluated five bridges that were previously surveyed as part of a statewide bridge survey. The numerical summary of survey results at the end of this section details the property types surveyed in the rural area and in each community.

### Illustrated Discussion of Significant Historic Contexts

The survey of Wayne County identified properties that relate to historic contexts outlined by the NeSHPO. Each historic context contains distinct property types and also details the history of a particular theme as related to the state of Nebraska. In Wayne County, we identified nine significant historic contexts. The following discussion presents each of the historic contexts through an illustration of related properties identified in the reconnaissance survey. A list of potentially eligible properties associated with each context can be found in Chapter 4, *Recommendations*.

#### Agriculture

The agriculture context combines property types that are related to food production, including crops and livestock. Within Wayne County, we identified a number of



*Farmstead, Carroll (WY00-024)*

buildings, garages, machine sheds, chicken coops, windmills, and cellars. Modern barns and utility buildings, often of metal construction, are found throughout the county. In some cases, modern houses have replaced historic farmstead residences and older homes have been significantly modernized.

### Commerce

The historic context of commerce is concerned with the buying and selling of commodities, which are transported from one place to another. Associated property types include stores providing a variety of products and services. The majority of the property types are two-story brick commercial buildings located on a town's main street.

The buildings represent elements of architectural styles that include Italianate, Commercial Vernacular, and Neoclassical Revival.



*Commercial Building at the northwest corner of Main and Vroman Streets, Winside (WY06-004)*

### Diversion

The theme of diversion relates to those activities designed to relax and amuse people. Associated properties identified in the reconnaissance survey include two city auditoriums.

farmsteads associated with this theme. The farms often contained a main house, barns, grain bins, storage

### Education

The education context relates to the processes of teaching and learning. The reconnaissance survey identified rural and urban schools and college buildings as related property types. A few historic rural schools, displaying typical frame construction, are extant in Wayne County but not in use.



*Abandoned Schoolhouse, Hoskins (WY00-058)*

During the late nineteenth and early twentieth centuries, many of the communities built two-story brick school buildings. Examples remain in Carroll (WY02-010), Hoskins (WY03-008), and Wayne (WY05-017). Wayne State College in Wayne includes examples of traditional collegiate architecture from the early twentieth century.

### Government

The historic context of government pertains to properties that relate to the act or process of governing at the federal, state, or local level. Property types representing this theme in Wayne County include a post office, library, and town hall. The Wayne County Courthouse (WY05-002), listed on the NRHP, is an example of this context.



*Post Office at 120 Pearl Street, Wayne (WY05-053)*

### Religion

The historic context of religion relates to the institutionalized belief in and practices of faith. Related property types identified during the reconnaissance survey include churches, cemeteries, clergy residences, and religious schools. Churches that were

identified were in both urban communities and in rural areas throughout the county.

The urban churches, of both frame and brick construction, demonstrate Neo-Gothic and Neoclassical Revival styles. Rural churches were generally brick or wood with much simpler ornamentation. Some of the rural churches were complexes, including a school, cemetery, and clergy residence.

Cemeteries were found on the outskirts of the communities and in rural areas. Some of the cemeteries displayed decorative entrance gates and unusual landscape features. Generally, religious properties are not eligible for inclusion in the NRHP unless a property derives its primary significance from architectural distinction or historical importance.

### Services

The theme of services relates to properties that contain support services for an area, such as public utilities, health care, and banking. Related properties identified in the reconnaissance survey included banks and water towers.

### Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Houses are the primary property type associated with settlement in Wayne County. This also includes the largest pool of buildings surveyed. The residential properties represent vernacular forms with some high style characteristics. (For definitions of architectural styles and terms, please refer to Appendix 3, *Glossary of Architectural Terms*). Houses found in the county include:

The gabled-ell is one of the most common forms identified and generally consists of a two-story "gable" and a one-story wing.



Gabled-ell House on Jones Street, Winside (WY06-013)



Four-square House  
902 Nebraska, Wayne  
(WY05-074)

Cross-gabled houses are usually two-story, roughly square, with an intersecting gable or gambrel roof.



Cross-gabled House  
412 Douglas Street, Wayne  
(WY05-013)



One-story Cube House  
309 East Fourth Street, Wayne  
(WY05-084)

Vernacular architectural styles often exhibit some high style architectural characteristics. The majority of homes that exhibit such characteristics are located in the communities, although some of the larger historic farmhouses do also. Uses of architectural styles featured in Wayne County include:



*Craftsman Style Bungalow House  
711 Main Street, Winside  
(WY06-038)*

Craftsman style bungalows, dating from the early twentieth century, commonly exhibit steeply-

pitched roofs with exposed rafters, one-and-one-half stories, and brick or stucco exterior.

Queen Anne houses, dating from the late nineteenth and early twentieth centuries, display fish-scale shingles, decorative porches, frame construction, irregular form, turrets, and a variety of wall materials.



*Queen Anne House  
218 Lincoln Street, Wayne  
(WY05-050)*

Tudor Revival characteristics include half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Residential buildings typically display balloon frame construction with stucco or brick.



*Period-influenced Style House  
315 Tenth Street, Wayne  
(WY05-071)*

Other Period Revival styles include Spanish Revival, Dutch Colonial Revival, and Colonial Revival. All of these styles were popular during the

early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement.

### Transportation

Transportation relates to the "carrying, moving, or conveying of material and people from one place to another." Examples of associated property types include trails, roads, gas stations, bridges, railroad stations and depots, and airport terminals. The Wayne County survey identified gas stations, truss bridges, a railroad depot, and brick streets relating to the theme of transportation.



*Gas Station  
404 Main Street, Winside  
(WY06-006)*

## Numerical Summary of Survey Results

**Table 1. Summary of Properties Surveyed – Wayne County Reconnaissance Survey**

Area/NeHBS Prefix	Properties Previously Surveyed and Listed*	Properties Surveyed in 1998-99	Total Properties Evaluated
Rural (WY00)	5	156	161
Altona (WY01)	0	2	2
Carroll (WY02)	0	16	16
Hoskins (WY03)	0	21	21
Sholes (WY04)	0	4	4
Wayne (WY05)	2	155	157
Winside (WY06)	0	39	39
<b>Total</b>	<b>7</b>	<b>393</b>	<b>400</b>

\* Previously surveyed properties are limited to bridges and properties listed on the NRHP.

**Table 2. Summary of Contributing Resources – Wayne County Reconnaissance Survey**

Area/NeHBS Prefix	Properties	Buildings	Sites	Structures	Objects
Rural (WY00)	161	585	11	100	0
Altona (WY01)	2	4	0	0	0
Carroll (WY02)	16	21	1	1	0
Hoskins (WY03)	21	28	1	3	0
Sholes (WY04)	4	3	0	1	0
Wayne (WY05)	157	189	1	1	0
Winside (WY06)	39	58	0	1	0
<b>Total</b>	<b>393</b>	<b>886</b>	<b>14</b>	<b>102</b>	<b>0</b>



## **Chapter 4**

### **Recommendations**

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## Chapter 4

# Recommendations

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### Future Survey and Research Needs

The NeHBS of Wayne County identified historic topics and resource types that would benefit from further study. We recommend the following future research and survey practices to help interpret Wayne County's unique history for local residents, the NSHS, and interested historians.

### Proactive Role of Preservation in Wayne County

The city of Wayne has recently become a Main Street community. Through this, the city and the county have an existing framework to encourage preservation and recognition of the built environment. The ultimate goal should be to have preservation as a shared community value, similar to public safety and quality education. From this start, the community can choose future preservation activities, including increasing public education on preservation issues, establishing a preservation ordinance to offer protection to locally designated sites, listing properties on the National Register of Historic Places (NRHP), and participating in the state's Certified Local Government Program (see Chapter 1, *Introduction*, for further information).

### Intensive Survey of Residential Areas in Wayne

The city of Wayne includes a number of residences that were individually surveyed. A more intensive survey in those areas that contain a concentration of these resources may identify the presence of residential historic districts. A residential historic district possesses a number of resources that are relatively equal in importance and demonstrate settlement patterns and architectural styles within a city. Collectively, the properties within the district must display historic integrity sufficient for listing on the NRHP.

### Intensive Survey of Auditoriums in Nebraska

Two city auditoriums were identified during the survey of Wayne County – Wayne Auditorium and Winside Auditorium. Both of these buildings appear to be constructed in the 1930s and may have been erected with Works Progress Administration funding. Similar auditoriums have been identified throughout the state; however, little is known of their collective history. An intensive survey of this property type could identify their origin; establish if there was a federal or state initiative to construct auditoriums; recognize stylistic similarities; and discuss the role the auditorium played in communities statewide.

### National Register of Historic Places Listing Priorities

One purpose of the NeHBS survey of Wayne County is to identify properties potentially eligible for the NRHP. NRHP-listing is an honorific status bestowed on properties that possess historic or architectural significance at the local, state, or national level. Two properties in Wayne County have already been recognized and listed on the NRHP:

- ▶ Wayne County Courthouse in Wayne (WY05-002)
- ▶ Wightman/Ley House in Wayne (WY05-001)

We found 73 properties to be potentially eligible for the NRHP. The properties retain good integrity and possess characteristics that may allow them to be listed on the NRHP. However, we recommend further research before a final decision on eligibility is made.

Potentially eligible properties in Wayne County are listed below under their primary historic context and illustrated within the report, as indicated. (For definitions, see *Illustrated Discussion of Significant Historic Contexts* in Chapter 3). Rural property locations are identified by nearest community.

### Agriculture



Farmstead, Sholes  
(WY00-039)



Wayne Gilliland Farmstead, Wayne  
(WY00-049)



Farmstead, Wayne  
(WY00-065)



Farmstead, Hoskins  
(WY00-068)



Farmstead, Hoskins  
(WY00-074)



Farmstead, Hoskins  
(WY00-078)



Farmstead, Wayne  
(WY00-083)



Farmstead, Wayne  
(WY00-088)

## Recommendations

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*Farmstead, Wayne  
(WY00-089)*



*Farmstead, Wakefield  
(WY00-093)*



*Farmstead, Wayne  
(WY00-101)*



*Farmstead, Wayne  
(WY00-102)*



*Farmstead, Wayne  
(WY00-107)*



*Farmstead, Wayne  
(WY00-130)*



*Farmstead, Wayne  
(WY00-144)*



*Farmstead, Altona  
(WY00-161)*

*Other potentially eligible Agriculture properties include:*

Farmstead, Carroll (WY00-024) – page 3-4.

### Commerce



*Commercial Building, 204 Main Street,  
Wayne (WY05-134)*



*Commercial Building at the southwest corner  
of Whitten and Main Streets, Winside  
(WY06-001)*



*Commercial Building at the 500 block of  
Main Street, Winside  
(WY06-012)*



*Commercial Building, 214 Main Street,  
Wayne (WY05-131)*

*Other potentially eligible Commercial properties include:*

General Store in Altona (WY01-001) – page 2-3.

Dr. W.C. Wightman Building, 200 block of Main Street (WY05-132) – page 2-6.

Commercial Building, northwest corner of Main and Vroman Streets, Winside (WY06-004) – page 3-4.

Weible Building at the northeast corner of Main and Vroman Streets, Winside (WY06-005) – page 2-6.

### Diversion

Auditorium, corner of Third and Pearl Streets, Wayne (WY05-056) – page 2-5.

Auditorium, 420 Main Street, Winside, (WY06-008) – page 2-6.

### Education



Abandoned Schoolhouse, Hoskins  
(WY00-053)



School in Carroll  
(WY02-010)



Wayne High School in Wayne  
(WY05-017)



Pile Hall, Wayne State College in Wayne  
(WY05-149)



Terrace Hall, Wayne State College in  
Wayne  
(WY05-151)



School at the 300 block of Willis Street,  
Hoskins (WY03-008)

*Other potentially eligible Education properties include:*

Abandoned Schoolhouse, Hoskins (WY00-058) – page 3-4.

Trinity Church School, Altona (WY00-160) – page 2-2.

### Government

*Other potentially eligible Government properties include:*

Post Office at 120 Pearl Street, Wayne (WY05-053) – page 3-4.

Carnegie Library at 419 Main Street, Wayne (WY05-128) – page 2-3.



Town Hall at 400 Main Street, Winside  
(WY06-010)

### Religion



*Zion Evangelical Lutheran Church Complex,  
Hoskins (WY00-007)*

*Other potentially eligible Religion properties include:*

Bethany Presbyterian Church, Carroll (WY00-031) – page 2-4.

### Services

Wayne County Bank at Main and Second Streets, Sholes (WY04-001) – page 2-4.

### Settlement/Architecture

*Urban*

*Carroll*



*House, 307 Court Street, Carroll  
(WY02-002)*



*House at 301 Pierce Street, Carroll  
(WY02-009)*



*House at 210 Jones Street, Carroll  
(WY02-011)*



*House at 103 Broadway Street, Carroll  
(WY02-016)*

## Recommendations

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### Hoskins



House at 301 Spencer Street, Hoskins  
(WY03-018)

### Wayne



House at 1300 block of West Sixth Street,  
Wayne (WY05-010)



House at 412 Douglas Street, Wayne  
(WY05-013)



House at 619 West Third Street, Wayne  
(WY05-020)



House at 321 Fourth Street, Wayne  
(WY05-026)



House at 918 Pearl Street, Wayne  
(WY05-110)



House at 502 Logan Street, Wayne  
(WY05-061)

## Recommendations

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House at 421 Windom Street, Wayne  
(WY05-088)



House at 620 Windom Street, Wayne  
(WY05-089)



House at 720 Douglas Street, Wayne  
(WY05-095)



House at 110 East Eighth Street, Wayne  
(WY05-114)



House at 208 West Eighth Street, Wayne  
(WY05-118)



House at 100 Fourth Street, Wayne  
(WY05-130)

### Winside



House at 605 Crawford Street, Winside  
(WY06-034)



House at 711 Main Street, Winside  
(WY06-038)

### Other Urban potentially eligible properties include:

House at 412 Douglas Street, Wayne (WY05-013) – page 3-5.

House at 218 Lincoln Street, Wayne (WY05-050) – page 3-6.

House at 315 Tenth Street, Wayne (WY05-071) – page 3-6.

House at 902 Nebraska Street, Wayne (WY05-074) – page 3-5.

House at 309 East Fourth Street, Wayne (WY05-084) – page 3-5.

House on Jones Street, Winside (WY06-013) – page 3-5.

### *Rural*

#### *Wayne*



*House, Wayne  
(WY00-086)*

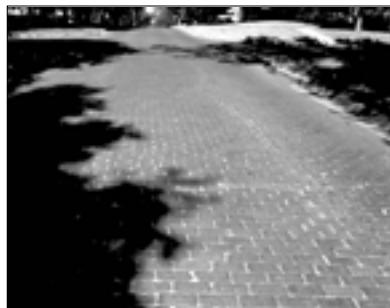


*House, Wayne  
(WY00-097)*



*House, Wayne  
(WY00-099)*

### **Transportation**



*Brick Streets in Wayne  
(WY05-121)*



*Northwestern Railroad Depot at  
106 South Main Street, Wayne  
(WY05-138)*

*Other potentially eligible Transportation properties include:*

Gas Station at 404 Main Street, Winside (WY06-006) – page 3-6.



## **Appendix 1**

### **Notes**

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## Notes

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1. A.T. Andreas, "Wayne County," in *History of the State of Nebraska* [book on-line] (Chicago: Western Historical Co., 1882, accessed 3 January 2000); available from [http://www.ukans.edu/carrie/kancoll/andreas\\_ne/wayne/wayne-p1.html](http://www.ukans.edu/carrie/kancoll/andreas_ne/wayne/wayne-p1.html); Internet, 1 and 2.
2. Jane Graff, Nebraska: Our Towns . . . North Northeast (Dallas: Taylor Publishing Co., 1990), 192; Dorothy Huse Nyberg, History of Wayne County, Nebraska (Wayne, Neb.: The Wayne Herald, 1938), 7-8.
3. Bradley H. Baltensperger, *Nebraska, A Geography* (Boulder, Colo.: Westview Press, 1985), 37-45.
4. Nyberg, 10-11.
5. Nyberg, 7.
6. Wayne County, Nebraska, History (Wayne, Nebr.: The Society, 1981), 17; Graff, 197.
7. Nyberg, 19-20, 123.
8. Nyberg, 43; Dorothy W. Creigh, Nebraska, A Bicentennial History (Nashville, Tenn.: American Association for State and Local History, 1977), 87.
9. Andreas, 4; Nyberg, 11.
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13. "Altona grows from a general store," The Wayne County Herald, 28 August 1984, General History section, 12.
14. Wayne County Nebraska History, 10.
15. Graff, 196.
16. Wayne County Nebraska History, 13.
17. Richard L. Guenther, "A History of the Welsh Community of Carroll, Nebraska," Nebraska History 46, No. 3 (1965): 211-212, 214, 217.
18. Nyberg, 137-138.
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## **Appendix 3**

### **Glossary of Architectural Terms**

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# Glossary of Architectural Terms

**American Foursquare Style (circa 1900-1930).** Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

**Art Moderne Style (circa 1930-1950).** An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

**Association.** Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

**Balloon frame.** A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

**Bay window.** A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

**Boom-Town (circa 1850-1880).** *See false-front.*

**Brackets.** Support members used under overhanging eaves of a roof, usually decorative in nature.

**Building.** A building is erected to house activities performed by people.

**Bungalow/Craftsman Style (circa 1890-1940).** An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

**Circa or Ca.** At, in, or of approximately, used especially with dates.

**Clapboard.** Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

**Column.** A circular or square vertical support member.

**Commercial Vernacular Style (circa 1860-1930).** A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.



*Commercial  
Vernacular style (Source:  
Barbara Wyatt, ed. Cultural  
Resource Management in  
Wisconsin: Vol. 2  
Architecture, 1986).*

**Contributing (NRHP definition).** A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



**Cross-Gable building**

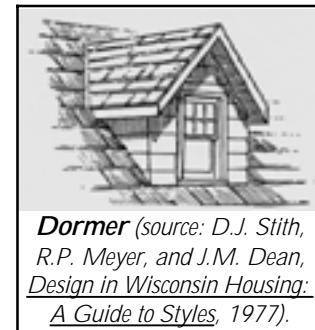
(Source: Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin, Vol. 2 Architecture*, 1986).

**Contributing (NeHBS definition).** A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. *A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the NRHP, yet more strictness than a building which may "contribute" to a proposed NRHP district.*

**Cross-Gable (circa 1860-1910).** A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

**Design.** Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

**Dormer.** A vertical window projecting from the roof. Variations of dormer types can be based on the dormer's roof form, for example shed dormer, gable dormers, and hipped dormers.



**Dormer** (source: D.J. Stith, R.P. Meyer, and J.M. Dean, *Design in Wisconsin Housing: A Guide to Styles*, 1977).

**Dutch Colonial Revival Style (circa 1900-1940).** A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

**Eclectic Style (circa 1890-1910).** An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

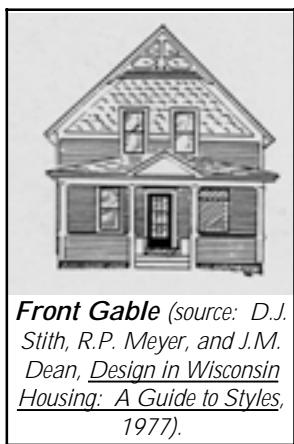
**Elevation.** Any single side of a building or structure.

**Eligible.** Properties that meet the National Park Service Criteria for nomination and listing on the NRHP.

**Evaluation.** Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (NRHP) listing is determined.

**Extant.** Still standing or existing (as in a building, structure, site, and/or object).

**False-front (circa 1850-1880).** A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as "boom-town."



**Feeling.** Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

**Front Gable (circa 1860-1910).** The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

**Gable.** The vertical triangular end of a building from cornice or eaves to ridge.

**Gabled Ell (circa 1860-1910).** The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an "L"-shaped plan.



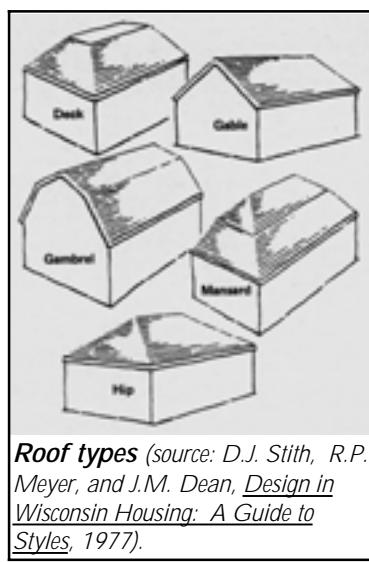
**Gabled Ell building**  
(Source: Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin, Vol. 2 Architecture*, 1986).

**Gable end.** The triangular end of an exterior wall.

**Gable roof.** A roof type formed by the meeting of two sloping roof surfaces.

**Gambrel roof.** A roof type with two slopes on each side.

**High Victorian Gothic (circa 1865-1900).** This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.



**Hipped roof.** A roof type formed by the meeting of four sloping roof surfaces.

**Historic context.** The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

**Integrity.** Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. (See Chapter 3, *Research Design*.)

## Glossary of Architectural Terms

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**Italianate Style (circa 1870-1890).** A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

**Keystone.** A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

**Late Gothic Revival Style (circa 1880-1920).** A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

**Location.** Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

**Materials.** Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

**Mediterranean Revival (circa 1900-1940).** These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

**Multiple Property Nomination.** The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

**National Register of Historic Places (NRHP).** The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, *Introduction* of this report).

**National Register of Historic Places Criteria.** Established criteria for evaluating the eligibility of properties for inclusion in the NRHP. See Chapter 3, *Research Design*.

**Neo-Classical Style (circa 1900-1920).** An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

**Noncontributing (NRHP definition).** A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

## Glossary of Architectural Terms

**Noncontributing (NeHBS definition).** A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

**Object.** An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

**One-story Cube (circa 1870-1930).** The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

**Period of Significance.** Span of time in which a property attained the significance for which it meets the NRHP criteria.



**Pony truss bridge (circa 1880-1920).** A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

**Portico.** A covered walk or porch supported by columns or pillars.

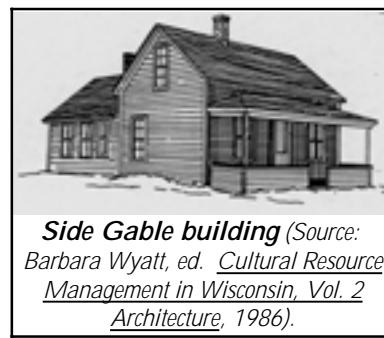
**Potentially eligible.** Properties that may be eligible for listing on the NRHP pending further research and investigation.

**Property.** A building, site, structure, and/or object situated within a delineated boundary.

**Property type.** A classification for a building, structure, site, or object based on its historic use or function.

**Queen Anne Style (circa 1880-1900).** A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

**Setting.** Quality of integrity applying to the physical environment of a historic property.



**Shed roof.** A roof consisting of one inclined plane.

**Side Gable (circa 1860-1940).** The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

## Glossary of Architectural Terms

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**Significance.** Importance of a historic property as defined by the NRHP criteria in one or more areas of significance.

**Site.** The location of a prehistoric or historic event.

**Spanish Colonial Revival Style (circa 1900-1920).** These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

**Structure.** Practical constructions not used to shelter human activities.

**Tudor Revival Style (circa 1920-1940).** A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

**Turret.** A little tower that is an ornamental structure and projects at an angle from a larger structure.

**Two-story Cube (circa 1860-1890).** The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

**Vernacular.** A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

**Workmanship.** Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.



**Two-story cube building** (Source: Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin, Vol. 2 Architecture*, 1986).